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What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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This spacious family home is set within one of Kent's most popular villages and benefits from 3 bedrooms, potential for off road parking and good sized rear garden with fantastic workshop.

The village of Pluckley lies around 7 miles west of Ashford and is referenced within the Domesday book. Long has it been believed the village is haunted, when in 1989 it was mentioned within the Guinness Book of records as being the most haunted village in Britain. The village has also featured on the television programme "Most Haunted" and even

today still attracts amateur Ghost Hunters.

The accommodation on offer comprises an porch to Hallway with stairs leading to the first floor. The lounge is double aspect with views to front and over the rear garden, with kitchen/diner also facing the rear garden. Just off of the kitchen is the utility area but with potential to extend the current kitchen there really is an opportunity to make this a fabulous area. To the first floor is the landing with window to rear and 3 bedrooms, 2 of which are doubles. There is also a family bathroom and

- Popular Pluckley Location
- Mid-Terraced Family Home
- 3 Bedrooms
- Potential for Off Road Parking
- Double Aspect Lounge

separate wc. Externally to the front is the block paved area which would be perfect for parking, although no dropped curb in place, planning has been approved and further information can certainly be provided. To the rear of the property is the garden which is mostly laid to lawn with patio area. To the rear of the garden is the 16' x 13' work shop and just beyond is a further garden area previously used as an allotment area and gated rear access.

Amenities within the village include the Black Horse pub, Pluckley primary school, village hall, parish Church, post office and convenience store, The Dering Arms restaurant and Pluckley mainline train station, which provides links into near-by Ashford or London. Being situated with the beautiful Kent Countryside numerous walks are close-by whilst Calehill Park is also within easy reach. The villages of Hothfield, Charing, Egerton, Little Chart and Smarden are also close-by.

For further measurements and layout please see attached floorplan.

